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## Description

\*\*\*Guide Price £300,000 - £325,000\*\*\* Robert Luff & Co are delighted to offer to market this two double bedroom detached bungalow, of non-standard construction which occupies a generous plot in the sought-after area of South Lancing and represents an excellent opportunity for buyers seeking a home with scope for improvement. While requiring certain modernisation, the property offers huge potential for future development (STNC), with its spacious layout and sizeable grounds. Ideally positioned within walking distance of Lancing village centre and the mainline railway station, and benefitting from The Pulse bus service providing easy access to Worthing town centre, this bungalow combines convenience with opportunity, making it a rare find in a popular location.

## Key Features

- Two Bedroom Timber Framed Bungalow
- Off Road Parking
- Renovation & Modernisation Required
- EPC Rating - D
- Approximately 120ft South Facing Garden
- Huge Potential (STNPC)
- Excellent Transport Links
- Council Tax Band- B





## Location

Sompting Road in Lancing enjoys a prime location with excellent transport links and everyday conveniences within easy reach; Lancing train station is just a short walk away, offering direct services to Brighton, Worthing, and London, while frequent bus routes provide reliable connections across the coast and surrounding towns. The property is also within walking distance of local shops, supermarkets, cafés, and essential services in Lancing village centre, as well as leisure options including pubs, restaurants, and fitness facilities. With the South Downs and seafront nearby, residents benefit from both countryside and coastal charm, making this location perfect for commuters, families, and anyone seeking a balanced lifestyle.

## Inside

This two-bedroom timber-framed bungalow presents an exciting opportunity for buyers seeking a project, as it is in need of full renovation yet offers huge potential to create a truly bespoke home. Inside, the property features a kitchen/breakfast room leading into

a bright sun room at the rear, perfect for enjoying garden views, along with a bathroom and two comfortable bedrooms.

## Outside

The bungalow sits on a generous plot and offers fantastic scope for improvement STNPC, with off-road parking and an impressive south-facing garden extending to approximately 120ft.

## Lifestyle

This bungalow offers the chance to create a lifestyle with room to grow, natural light, and opportunity, with its generous plot and approximately 100ft south-facing garden providing the perfect backdrop for outdoor living, entertaining, or cultivating a dream garden retreat. The existing layout, featuring a kitchen/breakfast room, rear sun room, bathroom, and two bedrooms, is ready to be reimagined through full renovation, giving buyers the freedom to design a home tailored to their own tastes and needs. With off-road parking and scope for extension or modernisation STNPC, this property represents not just a place to live, but an exciting opportunity to craft a unique lifestyle in a desirable location.



## Floor Plan Sompting Road



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential	Current	Potential
Very energy efficient - lower running costs					
(92 plus)	<b>A</b>				
(81-91)	<b>B</b>				
(69-80)	<b>C</b>				
(55-68)	<b>D</b>				
(39-54)	<b>E</b>				
(21-38)	<b>F</b>				
(1-20)	<b>G</b>				
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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